

LOUDOUN COUNTY PLANNING COMMISSION

ACTION SUMMARY

MONDAY, JULY 2, 2007

6:00 PM WORKSESSION

LOCATION:

PURCELLVILLE ROOM
1st Floor, Govt. Ctr.
1 Harrison St., SE
Leesburg, VA 20177

Commissioners Present: Robert Klancher, Chairman, Broad Run District; Teresa Whitmore, Vice Chairman, Potomac District; Nancy Doane, Catoctin District; John Elgin, Leesburg District; Nancy Hsu, Blue Ridge District; Barbara Munsey, Dulles District; Kevin Ruedisueli, At Large; Helena Syska, Sterling District; Suzanne Volpe, Sugarland Run District.

Staff Present: John Merrithew, Assistant Director of Planning; Larr Kelly, Assistant County Attorney; Van Armstrong, Program Manager, Land Use Review; Cindy Keegan, Program Manager, Community Planning; Shaheer Assad, Office of Transportation Services; Laura Edmonds, Amy Lohr, William Marsh, Department of Building and Development; Planners: Michael Elabarger, Stephen Gardner, Michael Salinas, Marchant Schneider, Nicole Steele.

1. ACTION SUMMARY REVIEW

The Action Summary of June 18, 2007 was approved (6-0-3, Munsey, Syska, Whitmore absent).

2. BRIEFING OF THE JULY 16, 2007 PUBLIC HEARING ITEMS

a. Expiration Of Simpson Agricultural And Forestal District

Staff is recommending that the District be allowed to expire.

b. Request For Removal Of Land Belonging To Taylor Chamberlin From The New Catoctin South Agricultural And Forestal District

Staff is recommending approval of the request.

c. CPAM 2007-0001, Countywide Housing Policies

There was no discussion of this item.

d. DOAM 2007-0002, Countywide Facilities Standard Manual (FSM)

Items for further discussion include defining terms "to be optional" used in Chapters 7 and 8 and staff referral comments.

e. ZMAP 2007-0003, 1 Dulles Town Center Office Building

Staff recommends approval of this application.

f. SPEX 2006-0044 & CMPT 2006-0009, Loudoun County Schools – Grubb Property

Items for further discussion include a description of the bus routes and school service zones, identity of the high school served by these schools; road improvements, utilities, feedback from community

meetings, surrounding ownership, and land use patterns. Staff was directed to invite by letter the town mayors to attend the hearing.

g. ZMAP 2006-0025, SPEX 2006-0031, ZMOD 2006-0019, Cascades Center

Staff is recommending the application be forwarded to Committee.

h. SPEX 2005-0040, Holtzman Oil

Items for further discussion include a description of the stormwater system on the Cadmore property (east), transportation and access, exterior architectural materials, alternative stormwater systems on the site.

i. ZMAP 2004-0024, SPEX 2004-0041, Brambleton Brandt

Items for further discussion include surrounding land use, relationship to other Brambleton applications, Countywide Transportation Plan roads.

j. ZMAP 2004-0025, ZCPA 2006-0011, Brambleton Corner

Items for further discussion include surrounding land use, relationship to other Brambleton applications, landscaping details.

3. ZOAM 2006-0003/ZOAM 2007-0001, Zoning Ordinance Annual Review

By consensus, the Planning Commission forwarded a letter to the Board of Supervisors, dated July 2, 2007, asking the Board to adopt an intent to amend the Zoning Ordinance that would encompass 11 proposed changes.

The Planning Commission adopted a Resolution of Intent to Amend the Zoning Ordinance to elaborate on the recommendations of the April 17, 2007 Board of Supervisors Resolution with regard to Farm Markets (8-0-1, Elgin absent). The Resolution is attached.

The Planning Commission adopted a Resolution of Intent to Amend the Revised General Plan and the Zoning Ordinance regarding Section 5-701, Transition (TR) Districts Lot Standards and the requirement that residential development be clustered (8-0-1, Elgin absent). The Resolution is attached.

4. ZMAP 2006-0004, Maries Road 1

The Planning Commission recommended approval of ZMAP 2006-0004, Maries Road I subject to proffers dated June 20, 2007 as amended by the applicant at the meeting to provide a trail along the frontage of the property when uses are established on the site. (8-0-1, Elgin absent).

5. ZMAP 2006-0005, Maries Road 2

The Planning Commission recommends approval of ZMAP 2006-0005, Maries Road II subject to proffers dated June 20, 2007 as amended by the applicant at the meeting to provide a trail along the frontage of the property when uses are established on the site. (8-0-1, Elgin absent).

6. ZCPA 2006-0009, SPEX 2006-0024, Gateway 2000

A motion to approve ZCPA 2006-0009, SPEX 2006-0024, Gateway 2000 subject to the conditions of approval dated July 2, 2007, and provided the applicant proffers to a landscaping that substantially conforms to, or enhances, the applicant's illustration presented at the meeting, and the hotel would provide shuttle service to the airport and services within a 4 mile radius of the hotel between the hours of 6:00 AM and 11:00 PM and the proffer statement dated June 26, 2007 and based on findings dated July 2, failed. (3-5-1, Doane, Hsu Volpe, Syska, Whitmore opposed, Elgin abstained).

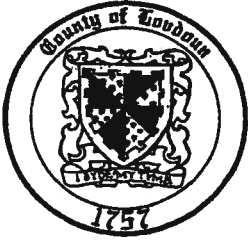
The Planning Commission recommends denial of ZCPA 2006-0009, SPEX 2006-0024, Gateway 2000 based on the following findings: the area lacks support services for existing uses on the site and in the area, the proposed hotel is not consistent with land use policies and the approved zoning maximizes the floor area for hotels on the site. (5-3-1, Ruedisueli, Klancher and Munsey opposed; Elgin abstaining).

7. ZMAP 2005-0041, Dulles Parkway Center II (Design Guidelines)

This item was postponed at the applicant's request.

8. ZMAP 2006-0016, Kincora

The Planning Commission forwarded this item to the Committee of the Whole for further discussion. (9-0).



Department of Planning

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LOUDOUN COUNTY PLANNING COMMISSION

Kevin Ruedisueli At Large	Robert J. Klancher Chairman, Broad Run	Teresa White Whitmore Vice Chairman, Potomac
Nancy Hsu Blue Ridge	John H. Elgin Leesburg	Nancy J. Doane Catoclin
	Barbara H. Munsey Dulles	Helena Syska Sterling
		Suzanne Volpe Sugarland Run

July 9, 2007

Scott K. York, Chairman
Loudoun County Board of Supervisors
1 Harrison Street SE
Leesburg, VA 20177

Re: ZOAM-2006-0003, Annual Review &
ZOAM 2007-0001, Water Lines in Very Steep Slopes

Dear Chairman York and Members of the Board of Supervisors:

As you may be aware, the Planning Commission spent considerable time reviewing the proposed zoning ordinance changes recommended by the Zoning Ordinance Review Committee (ZORC), holding one public input session, eight work sessions and one public hearing on this topic. During the course of our review it became apparent that there were a number of issues that either exceeded the scope of the intent to amend or the amount of time available to fully discuss the issue. Therefore, the Planning Commission respectfully requests that the Board consider adopting an intent to amend the zoning ordinance that encompasses the following:

1. Creation of a mixed-use business district for appropriate areas in addition to the Route 50 corridor;
2. Creation of a mixed-use business district to implement the intent of keynote areas of the Revised General Plan and a possible companion Comprehensive Plan Amendment to support this new zoning district;
3. Creation of a new zoning district to allow for a different form of clustering in the rural areas ("rural villages") and a companion Comprehensive Plan Amendment;
4. Consider allowing all automobile service stations to have a convenience food store as part of the use, amend district use lists and definitions related to these uses as appropriate;
5. Review and revise as necessary Section 5-1200 (signs) with regard to sign area and the streets upon which they are located, to include performance criteria;
6. Consider increasing the setback from the W&OD trail;
7. Consider revising the performance standards in Section 5-600 with regard to camps and camp grounds;
8. Consider the recent Rural Economic Development Council's recommendations to:
 - a) make changes to several use definitions
 - b) add clarity to open space and density definitions to include conservation easements,
 - c) consider allowing wetlands mitigation banking,

- d) consider allowing combinations of seasonal uses,
 - e) clarify farm restaurant as a use, and
 - f) creation of a "sliding scale" approach to events, removed inconsistencies within Section 5-600;
9. Consider revisions to the Floodplain Overlay District, ensuring conformity to State and Federal requirements, consider companion amendments to the Facilities Standards Manual;
 10. Update regulations regarding historic districts;
 11. Consider allowing enclosed performance venues in the AR-1 and AR-2 zoning districts.

In addition, the Planning Commission has initiated intents to amend the Zoning Ordinance with regard to the Transition (TR) Districts Lot Standards and farm markets in the AR and JLMA districts. The Planning Commission respectfully requests staff support be authorized for these amendments.

Respectfully submitted,



Robert J. Klancher
Chairman

PLANNING COMMISSION OF LOUDOUN COUNTY
RESOLUTION OF INTENT TO AMEND THE LOUDOUN COUNTY ZONING ORDINANCE
July 2, 2007

WHEREAS the Loudoun County Planning Commission wishes to initiate an amendment to the Loudoun County Zoning Ordinance in furtherance of the purposes of zoning as set out in § 15.2-2283 of the Code of Virginia and further to implement the comprehensive plan;

WHEREAS, the Planning Commission wishes to elaborate on the recommendations of the April 17, 2007 Board of Supervisors' resolution with regard to Farm Markets; ~~and~~

WHEREAS, the Planning Commission wishes to consider permitting farm markets without agricultural production on-site to sell agricultural, horticultural and aquacultural goods produced in Loudoun County. ~~in the AR and JLMA districts. These changes include amending tables 2-102 (AR-1), 2-202 (AR-2), 2-1003 (JLMA-1), 2-1103 (JLMA-2), 2-1203 (JLMA-3), 2-1303 (JLMA-20), Section 5-603 (Additional Regulations for Specific Uses) and Article 8 (Definitions) and other sections and references, as necessary, to implement these amendments;~~

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission states its intention to amend the Loudoun County Zoning Ordinance; and

BE IT FURTHER RESOLVED that these amendments are in furtherance of the public necessity, convenience, general welfare, and zoning practice; and that the proposed amendments on these matters be brought forward for notice, hearing, Planning Commission recommendation and Board of Supervisors' action.

Approved 8-0-1 (Elgin absent)

Planning C.

PLANNING COMMISSION OF LOUDOUN COUNTY
RESOLUTION OF INTENT TO AMEND THE LOUDOUN COUNTY ZONING ORDINANCE
July 9, 2007

WHEREAS the Loudoun County Planning Commission wishes to initiate an amendment to the Loudoun County Zoning Ordinance in furtherance of the purposes of zoning as set out in § 15.2-2283 of the Code of Virginia and ~~further~~ to further implement the comprehensive plan;

WHEREAS, the Planning Commission wishes to elaborate on the recommendations of the April 17, 2007 Board of Supervisors' resolution with regard to Farm Markets;

WHEREAS, the Planning Commission wishes to consider changes to the Loudoun County Zoning Ordinance to permitting farm markets without agricultural production on-site which sell agricultural, horticultural and aquacultural goods produced in Loudoun County. These changes include amending use tables and use lists in appropriate zoning districts and amendments to Section 5-603 (Additional Regulations for Specific Uses) and Article 8 (Definitions) and other sections and references, as necessary, to implement these amendments;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission states its intention to amend the Loudoun County Zoning Ordinance to permit Farm Markets without agricultural production on-site, which sell agricultural, horticultural and aquacultural goods produced in Loudoun County; and

BE IT FURTHER RESOLVED that these amendments are in furtherance of the public necessity, convenience, general welfare, and zoning practice; and that the proposed amendments on these matters be brought forward for notice, hearing, Planning Commission recommendation and Board of Supervisors' action.

Approved 8-0-1 (Elgin absent)